

OFFICIAL COPY

Fresno, California

November 27, 2000

The City Council met in special session at the hour of 5:23 p.m. in the Council Chambers, City Hall, on the day above written to consider the Fresno 2000 General Plan.

Present:	Garry Bredefeld	Acting Council President
	Henry Perea	Councilmember
	Dan Ronquillo	Councilmember
	Ken Steitz	Councilmember
	Tom Boyajian	Council President
Absent:	Chris Mathys	Councilmember
	Sal Quintero	Councilmember (Family illness)

Andy Souza, Interim City Manager
Hilda Cantu Montoy, City Attorney
Rebecca Klisch, City Clerk
Yolanda Salazar, Assistant City Clerk

(5:00 P.M.) HEARING ON THE FRESNO 2000 GENERAL PLAN (AS AN UPDATE TO THE 1984 FRESNO GENERAL PLAN) AND DRAFT ENVIRONMENTAL IMPACT REPORT NO. 10123 (AS INITIATED BY COUNCIL ON JANUARY 11, 2000); FOUR PLAN MODIFICATIONS; ADOPTION OF CONCOMITANT LAND USE AND CIRCULATION MAP, AMENDMENTS TO THE CITY'S EXISTING BULLARD, WOODWARD PARK, HOOVER, MCLANE, ROOSEVELT, CENTRAL AREA, FRESNO HIGH-ROEDING, AND EDISON COMMUNITY PLANS, AND TO THE FRESNO YOSEMITE INTERNATIONAL AIRPORT AND ENVIRONS SPECIFIC PLAN, MASTER PARKS PLAN, AND THE MASTER TRAILS MANUAL; AND THE WEST AREA COMMUNITY PLAN

1. RESOLUTION -CERTIFYING EIR NO. 10123, AS RELATED TO THE 2000 GENERAL PLAN, APPROVAL OF FOUR PLAN MODIFICATIONS, APPROVAL OF CONCOMITANT LAND USE AND CIRCULATION MAP AMENDMENTS TO THE CITY'S EXISTING BULLARD, WOODWARD PARK, HOOVER, MCLANE, ROOSEVELT, CENTRAL AREA, FRESNO HIGH-ROEDING, AND EDISON COMMUNITY PLANS, AND TO THE FRESNO YOSEMITE INTERNATIONAL AIRPORT AND ENVIRONS SPECIFIC PLAN, MASTER PARKS PLAN, AND THE MASTER TRAILS MANUAL; AND THE WEST AREA COMMUNITY PLAN

a. FINDING STATEMENT - CERTAIN MEASURES ARE REQUIRED OR INCORPORATED INTO THE PROJECT AVOIDING OR SUBSTANTIALLY LESSENING SIGNIFICANT EFFECTS

b. FINDING AND STATEMENT - CITY LACKS AUTHORITY TO MAKE CERTAIN CHANGES LESSENING OR AVOIDING SIGNIFICANT EFFECT, BUT ANOTHER AGENCY HAS AND SHOULD EXERCISE AUTHORITY TO ADOPT SUCH CHANGES

c. FINDING AND STATEMENT - CHANGES TO LESSEN OR AVOID CERTAIN SIGNIFICANT EFFECTS BELOW A LEVEL LESS THAN SIGNIFICANT ARE INFEASIBLE FOR ECONOMIC, SOCIAL, LEGAL, TECHNOLOGICAL OR OTHER CONSIDERATIONS

d. FINDINGS ON PROJECT ALTERNATIVES

e. STATEMENT OF OVERRIDING CONSIDERATIONS - SPECIFIC ECONOMIC, SOCIAL AND OTHER CONSIDERATIONS OUTWEIGH UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS OR RISKS, AND SUPPORT PROJECT APPROVAL

f. MITIGATION MONITORING PROGRAM

2. RESOLUTION - CONSIDER THE FRESNO 2000 GENERAL PLAN AND PLAN MODIFICATIONS, AND CORRESPONDING AMENDMENTS TO THE LAND USE AND CIRCULATION MAPS OF THE EDISON, ROOSEVELT, CENTRAL AREA, FRESNO HIGH-ROEDING, MCLANE, BULLARD, HOOVER AND WOODWARD PARK COMMUNITY PLANS, THE FRESNO YOSEMITE INTERNATIONAL AIRPORT AND ENVIRONS SPECIFIC PLAN, THE MASTER PARKS PLAN, AND THE MASTER TRAILS MANUAL

3. RESOLUTION - ADOPTION OF THE WEST AREA COMMUNITY PLAN

4. BILL - AMENDING THE FRESNO-YOSEMITE INTERNATIONAL AIRPORT AND ENVIRONS SPECIFIC PLAN IN CONNECTION WITH THE ADOPTION OF THE FRESNO 2000 GENERAL PLAN AND EIR NO. 10123

President Boyajian announced the time had arrived to consider the issue.

Councilmember Perea noted the City's plan called for staying within its sphere and stated although he supported that concept he felt discussions were needed on the pressure points; advised Clovis' plan called for major expansions and discussions were also needed there; stated he was happy with all of staffs work and efforts but he felt the plan should be delayed for the remainder of the year, and made a motion for Council to get off the current track and postpone the hearing to January 2001 to include the next Council and Mayor, which motion was seconded by Councilmember Ronquillo. City Attorney Montoy noted the subject plan was the preferred plan and recommended, if Council wished to go in another direction, the plan be continued and staff would report back with alternatives on circulation of the EIR, whereupon Councilmember Perea made a motion to continue the entire hearing and presentation, which was again seconded by Councilmember Ronquillo.

Councilmember Steitz noted Council could not even look at or act on the Planning Commission's plan until environmental work was done and offered an amendment to the motion to direct staff conduct an EIR on the 10Z plan (which Development Director Yovino stated would take six months) so that the next Council could act on any of the proposed plans as 10Z was the furthest extension plan. Discussion ensued on the proposed amendment. Councilmember Perea stated he would not accept the amendment, and noting Councilmember Steitz' concerns were valid, stated he believed the next Council should make that decision.

Upon question of Acting President Bredefeld, Mr. Yovino stated there was nothing to prevent Council from moving forward and adopting the plan by the end of the year, and confirmed the Mayor's plan was initiated by a unanimous Council vote. Acting President Bredefeld spoke in opposition to the motion emphasizing there was no reason to delay, and stated Council had been dealing with the issue for four years and stressed it was time for this Council to complete their work and adopt the plan. Councilmember Ronquillo commented on the need for a super-majority vote to change the plan and on the importance of the new Councilmembers' participation. President Boyajian requested Council delay the vote on the continuance for a full Council stating it was an important issue.

Councilmember Steitz made a motion, which was seconded by Councilmember Perea, to open the public hearing and consider and act on the continuance at Council's regular meeting the next day (November 28th). Discussion ensued on Councilmembers Mathys' and Quintero's positions being known or not known, if 10Z was currently on the table for consideration, if an EIR was being requested for all three plans, date the hearing would be continued to if approved, and if the Mayor's Plan included the West Area, with Councilmember Ronquillo stating he wanted the West Area included in whatever plan was adopted.

A motion of Councilmember Perea, seconded by Councilmember Ronquillo, to continue the hearing and presentation 60 days failed, by the following vote:

Ayes	:	Perea, Ronquillo
Noes	:	Bredefeld, Steitz, Boyajian
Absent	:	Mathys, Quintero

Councilmember Steitz stated he felt Council was locked into a plan that did not meet the needs of Fresno and made a motion to postpone the hearing and direct staff to conduct environmental work on 10Z so the next Council could have all options from 10Z to the current plan, including the Planning Commission alternative. Acting President Bredefeld spoke in opposition stating the current plan did meet Fresno's needs and reiterated seven members supported the plan at one time.

A motion of Councilmember Steitz, seconded by Councilmember Ronquillo, to postpone the hearing and direct staff to conduct the necessary environmental work on the 10Z plan to enable the next Council to consider and have all options from 10Z to the current plan, including the Planning Commission alternative failed, by the following vote:

Ayes	:	Ronquillo, Steitz
Noes	:	Bredefeld, Perea, Boyajian
Absent	:	Mathys, Quintero

The public hearing was officially opened and brief discussion ensued on approximate time frame for all the necessary hearings.

Mr. Yovino identified and commended key staff and Consultant Woodcock for all their work, gave an overview of the matter from the background to the present preferred plan initiated in January stating it had been **(2 - 0)** presented community-wide, and stated this was an excellent plan and was ready for adoption if so desired. Planning Manger Haro gave an extensive overview of the preferred plan using maps to illustrate, explained documents contained in Council's packet, reviewed specifics relative to the Planning Commission's alternative and east area land uses, and responded to questions and/or concerns of President Boyajian and Councilmember Perea at length relative to plan implementation, Fresno's experience with creative development over the past 20 years, units per acre in the northeast and northwest areas, residential densities for the remaining 1,000 acres left to be planned, largest portions left in the southeast, northwest, and southwest areas and densities proposed, the projected 250,000 new residents and percentage from in-migration, if a drop in in-migration was healthy, lack of inner-city land available for clearance for schools, reality of the 60,000 high-rise corridor, social and economic impacts and need to create infrastructure, having an impractical plan that looked good on paper, and the need for full discussions on impacts to the city.

Speaking to the issue and/or expressing concerns and/or speaking in support of the plan were: Barbara Hunt, 944 "F" Street (**3 - 0**); Earl Powers, 2315 N. Cornelia; Richard Reisz, 1671 W. Tenaya; Barbara Tokmakian, League of Women Voters, 942 N. Van Ness, support, who also submitted written material on file in the office of the City Clerk; Mike Timken, 2168 N. Armstrong, Temperance Colony; Charles Briggs, 6840 E. Dakota; Joni Johnson, Fresno Neighborhood Alliance, P.O. Box 5956, who also submitted written material on file in the office of the City Clerk; Andrew Georgian, 4595 E. Jensen; and Marita Jones, 6233 W. Clinton. Acting President Bredefeld left the meeting at 7:24 p.m.

Continuing were: Margie Reisz, 2151 N. Ring, on behalf of northwest residents, who also submitted a petition containing 273 signatures relative to growth concerns, on file in the office of the City Clerk; Jeff Harris, Building Industry Association; Darlene Reinhardt, CUSD resident; and Harold Reisz, 2151 N. Ring. Upon question of Richard Reisz, Mr. Yovino stated the Planning Commission's recommendation could require another EIR.

Upon call, no one else wished to be heard and President Boyajian closed the public testimony portion of the hearing.

(4 - 0) Extensive discussion ensued with Mr. Yovino responding to questions of Councilmembers Perea, Ronquillo and President Boyajian relative to the need for an EIR to adopt the Planning Commission's recommendations, Copper River and east area definitely requiring an EIR, pre-designating or eliminating areas from development and how Clovis dealt with the issue, lot-splits allowed by the county and need to work with them, need to minimize growth impacts, landscape setbacks along major streets, future economy and impacts, working with Fresno County on needed infrastructure and financing, need for the next Council to engage in the plan, the preferred plan being a great plan if it can be implemented, and if there would be an advantage to delay the plan. There was no further discussion.

On motion of Councilmember Steitz, seconded by Councilmember Perea, duly carried, RESOLVED, the hearing on the General Plan continued to Wednesday, November 29, 2000, at 5:00 p.m., by the following vote:

Ayes	:	Perea, Ronquillo, Steitz, Boyajian
Noes	:	None
Absent	:	Bredefeld, Mathys, Quintero

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ADJOURNMENT

There being no further business to bring before the Council, the hour of 8:03 p.m. having arrived and hearing no objections, President Boyajian declared the meeting adjourned to Tuesday, November 28th at 9:00 a.m.

APPROVED on the 5th day of December, 2000.

ATTEST: _____

Tom Boyajian, Council President

Yolanda Salazar, Assistant City Clerk